



The Woodlands Homeowners Association Newsletter

www.woodlandsmccall.org



WHOA Annual Meeting Minutes

Shauna Enders called the meeting to order at 10:10am.

Each member of the Board of Directors present introduced themselves, followed by each attending homeowner.

Thirty two properties were represented in person and 20 proxies totaling 52. Meeting CC&R requirements for a quorum.

Margie Elliott read the minutes of last year's Annual Meeting. These and other BOD meeting minutes and announcements can be found on our website www.woodlandsmccall.org on the News page.

State of the Association: Shauna reviewed the projects completed, pending and proposed.

The repair to the sprinkler system has been completed as well as the swells at the north end of the pool. Remaining on the list from 2020 are the repair to the Clubhouse roof and the framework on the Brady Street bulletin board.

The damage to the tennis court surface repair project has been put off until next year. Due to issues with the responsible homeowner the original contractor has withdrawn. The board has agreed to seek contractors that will advise if it would be possible to satisfactorily repair the damage by patching and if possible, get a bid.

Additions to the to do list are bids from Franz Witte for work on the sinking pavers around the pool, an attractive, maintenance free landscaping design at the Woodlands entrance, and cleanup of the walking paths. These items bid separately will be prioritized for next spring.

We are still looking for volunteers to review the CC&Rs pertaining to Article 4.12 camper trailers, boats, motorcycles etc. on homeowner's property with the possibility of proposing/amending changes. The BOD determined last Spring that because of Covid 19 and resulting family situations we would not enforce these restrictions. However, unless and until this covenant has been amended by a majority vote (61%) of all homeowners they will remain as is and can be strictly enforced.

Financial: In Walt's absence Shauna briefly described a summary of this year's financials. Our year-to-date income statement is looking good at least through August. Income is \$6,000 over budget due to the collection of Transfer Fees and actual expenses are pretty much close to budget. However, the recent approval of \$4,000 for legal fees, which was not budgeted for the year 2021, will have a negative impact

on our financials for the year. It's not very often that I can say this but all 118 homeowners' dues are current. A full report is posted quarterly on our website page accessible only to homeowners. Contact margie@woodlandsmccall.org or sheree@woodlandsmccall.org for the username and password.

Pool: Patti reminded us that the pool will be closed and winterization will begin September 7th. This year's problems included underage swimmers without adult (18+) supervision. This is required by Idaho state law for pools without lifeguards. Other issues were food on the pool deck, PLEASE clean up after yourselves, crumbs attract critters and there were 2 fecal events. These events require the pool to be closed for a minimum of 48 hours and high doses of chlorine added the water to kill the bacteria. During these times please observe the pool closed for maintenance signs. Patti needed to purchase a new pool cover for this winter and due to chlorine shortages, she continues to look for sources to stock pile for next year.

Pine Creek Ranch: Marcia Witte (leading an ad hoc committee including Sheree Sonfield, Wade Schwark, Thad Hoff, Bob Bechaud and Margie Elliott) gave a brief summary of information. The developers of Pine Creek Ranch is looking at several options for

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developer of Pine Creek Ranch is looking at several options for ingress/egresses required to access the 158 acres he purchased to develop a large (possibly as many as 585 homes, condos and townhouses) subdivision. One access being Woodlands Drive. Another possibility advocated by us is extending Dienhard. In 1994 the school board agreed to dedication of a 35 foot easement on school property for that extension when there is development to the East. Subsequent agreement and/or easements were not obtained when approving Fox Ridge development. Because the extension would require 70 feet for a collector the developer is hoping to get an additional 35 feet from the school board. At this time that does not seem likely. The City Council has required the developer to complete an Environmental Assessment (EA) in connection with the City's designation of the parcels as an Area of Critical Concern. This EA among many other things will include the impacts of traffic, water, sewer, schools and the document outlining what will be in the EA, the Scope of the EA, should be available next week. The City periodically updates [this webpage](#) about the Area of Critical Concern and the Scope of the EA should be posted there.

Marcia has interviewed several attorneys to represent the WHOA and the BOD has approved her recommendation. The Board also approved \$4,000 to cover retainer fees. Thanks to the ad hoc committee members for all their various work on this topic.

Open Discussion: The discussion continued with PCR and included many good suggestions for dealing with the Pine Creek Ranch development were discussed. If you have suggestions you would like the committee to consider and discuss with the attorney please email them to Margie and they will be forwarded to the rest of the committee.

Additionally, the path thru the common area parking lot was revisited. Although the school declined to participate, several homeowners volunteered to snowshoe a path. This would not be official and very likely not covered by our liability. The berm created by the city snowplows could also be an issue.

Election: Shauna Enders, Patti Soucek, Walt Czarniecki, Marcia Witte, Jared Schuster, Patricia Hibler and Brian Bush were reelected. Kristi Polvi, a new volunteer, was elected. Shauna will continue as President, Patti Vice President, Walt Treasurer and Krista will be Secretary. Marcia, Jared, Brian and Patricia are Directors.

Thank you, George McFedries for your service on our BOD.

Meeting was adjourned at 11:39am

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www.woodlandsmccall.org

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